

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 20.1%

+ 16.9%

- 31.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	120	124	+ 3.3%	678	626	- 7.7%
Closed Sales	130	96	- 26.2%	588	554	- 5.8%
Median Sales Price*	\$332,500	\$402,500	+ 21.1%	\$324,900	\$374,500	+ 15.3%
Inventory of Homes for Sale	171	114	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.3	- 33.1%	--	--	--
Cumulative Days on Market Until Sale	55	22	- 58.8%	68	32	- 53.0%
Percent of Original List Price Received*	99.2%	104.3%	+ 5.2%	97.4%	102.2%	+ 5.0%
New Listings	126	147	+ 16.7%	740	716	- 3.2%

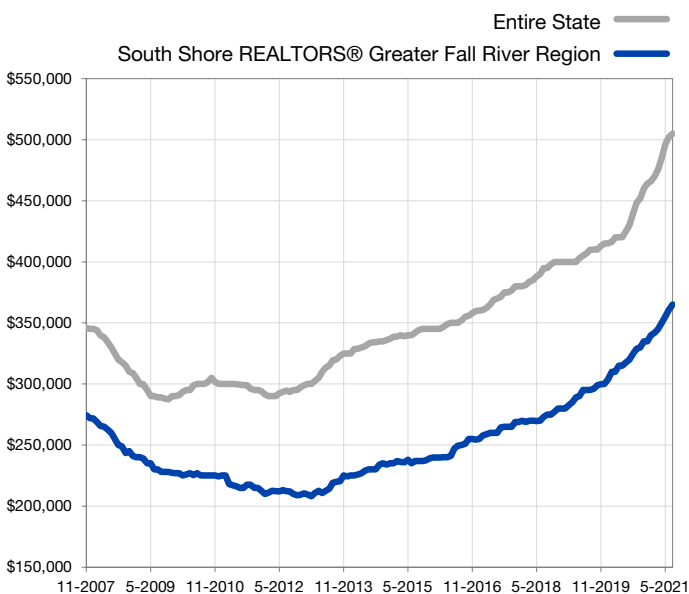
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	15	+ 7.1%	60	84	+ 40.0%
Closed Sales	9	15	+ 66.7%	54	79	+ 46.3%
Median Sales Price*	\$220,000	\$285,000	+ 29.5%	\$172,550	\$223,000	+ 29.2%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	3.1	1.9	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	61	34	- 43.3%	40	33	- 16.6%
Percent of Original List Price Received*	98.6%	100.8%	+ 2.2%	96.3%	99.4%	+ 3.3%
New Listings	17	23	+ 35.3%	91	96	+ 5.5%

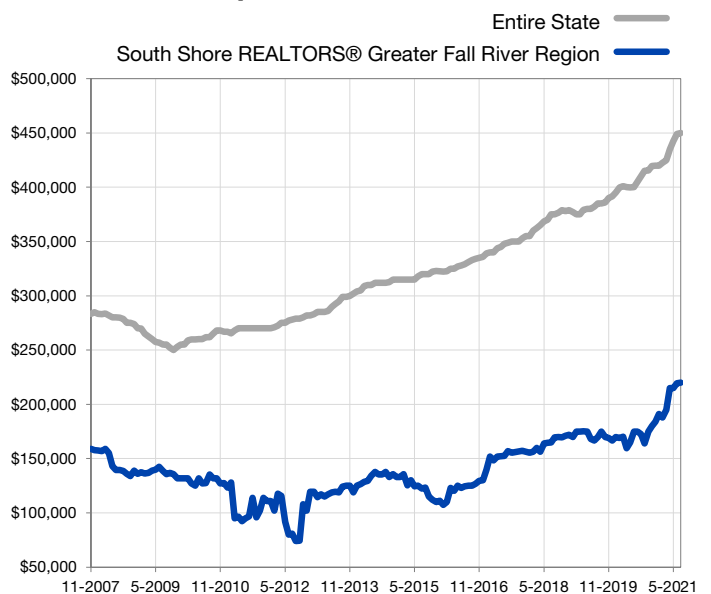
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.